

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. Date, Time, and Place of Sale.

Date: January 03, 2017

Time: The sale will begin at 12:00PM or not later than three hours after that time.

Place THE SOUTHWEST ENTRANCE OF THE JACK HATCHELL COLLIN COUNTY
ADMINISTRATION BLDG, 2300 BLOOMDALE RD, MCKINNEY, TEXAS, OR AS DESIGNATED
BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 02, 2012 and recorded in Document CLERK'S FILE NO. 20120703000799640; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 2016020300131320 real property records of COLLIN County, Texas, with ANGELA K ROBINSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ANGELA K ROBINSON, securing the payment of the indebtednesses in the original principal amount of \$196,128.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.
3476 STATEVIEW BLVD.
FORT MILL, SC 29715

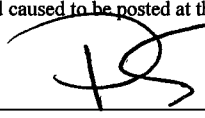

PETE NANTIRUX FOR

MICHAEL HARRISON OR BECKY HOWELL
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

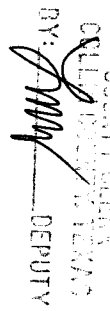
Pete Nantirux

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on DEC 12 2016 I filed at the office of the COLLIN County Clerk and caused to be posted at the COLLIN County courthouse this notice of sale.


Declarants Name: _____
Date: Pete Nantirux

DEC 12 2016

FILED
2016 DEC 12 AM 11:58
CLERK OF COUNTY CLERK
BY:  DEPUTY



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EXHIBIT "A"

BEING LOT 2, BLOCK B, PRESIDENT'S POINT, PHASE ONE, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME O, PAGE 216, PLAT RECORDS, COLLIN COUNTY, TEXAS



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